

# PETIT BUYS BIG WEST SIDE CORNER

Secures Seven Dwellings at  
West End Avenue and  
75th Street.

## RESALE OF PLOT LIKELY

**BIG BUILDING FOR ARTISTS.**

Nine Main Floors to Be Studios.  
Living Apartments on Mezzanines.

Frankie Pettit's Realty Company of America acquired yesterday another fine apartment house site on the West Side. Through Shawson & Hobbs Mr. Pettit bought the **Metropolitan**, owner of West End avenue and Seventy-fifth street, and though it was said that Mr. Pettit has some time to improve the plot a resale may be expected at any time, according to information picked up here and there through the city yesterday. The improvement of the property in keeping with the character of the neighborhood would mean an investment of \$1,700,000 between site and structure. The site is now covered by seven four-story and basement dwelling structures which are 121, 123, 125, and 127 West End avenue and 303, 305, and 307 West Seventy-fifth street. The West End avenue houses were bought from Mrs. Frank Bradley. The houses on the street were acquired from different persons and have been, and still are, generally referred to as the ultra fashionable section of the West End. Opposite is a row of detached houses erected a few years ago from plans by C. H. Gilber, which are considered among the finest dwelling sites on the West Side. In fact the plot secured by Mr. Pettit is surrounded by private houses, which adds to the value of the site as one for an apartment house. This with the fact that it has extensive southern exposure will add to the resale value of the house that no doubt will soon replace the dwellings.

**ESTATE TENEMENT PLANS.**  
Plans have been filed for the construction of a six story tenement to be stored on the south side of Nineteenth street, 197 feet east of Seventh avenue. It will have a frontage of 44 feet and a depth of 79.10 feet. The Charles L. Weinstein Company is the owner. Charles L. Weinstein, the architect, has estimated the cost at \$45,000.

**DYCKMAN GARAGE PLANS.**  
Plans have been filed for the construction of a one story garage and store on the south side of Broadway, 360 feet west of 207th street. It will have a frontage of 50 feet and a depth of 143.5 feet. Joseph Marx is the owner. The cost has been estimated at \$12,000.

**SALE OF BRONX DWELLING.**

MAISON STREET—Lee M. Mosauer has sold for Louis Solinsky the northeast corner of Madison and Rutgers streets, a six story tenement with stores on plot 42x80. The property had been held at \$100,000.

**ARVERNE THEATRE LEASED.**

Nat Bernstein has leased from Edward Dickerson the Arverne Theatre, is erecting on the Arverne pier. Arverne Pier, Mr. Bernstein will pay \$4,000 a year for the show house, which will seat 2,100 persons. The theatre, which is being built of concrete and brick to withstand winter storms which lash Rockaway, and which will be carried to sea the old Arverne pier, the theatre, will be finished in a few weeks.

**FOUR MORE BRONX PLATS.**

The Farago Construction Company, Emilio Farago, president, will erect a four story flat with stores on the northeast corner of Hughes avenue and Crescent street, 100x190, planned by M. Delgadillo at a cost of \$50,000.

Four story flats will be built by the Koraes Construction Company on plots 16x66 and 6x69 on the southwest corner of Grand avenue and Melville street, planned by William Koppe at a cost of \$12,000. The flats are on 17th street, 62 feet west of Marion Avenue, a five story flat, no 88x19, will be erected by the Benenson Realty Company from plans by the Tremont Architectural Company at a cost of \$50,000.

**JAMAICA ESTATES PLOT SALES.**

Jamaica Estates has sold to Yonico O. Kammerer, of New York, his two lots on the company's development in the hills north of the village of Jamaica; one plot, 100x190, on the west side of Midland Parkway, 165 feet north of Dainy road, the other 100 feet on the west side of Midland Parkway, 166 feet north side of the Henry road.

**C. S. TO LEASE, NOT BUY.**

F. W. Weller, H. Delson Company, brokers for Mrs. Lilla H. Hyde, said yesterday that the International Correspondence School will not purchase the southwest corner of Madison and Avenue F, which is to be sold to the New York office building. The new project will represent total outlay of \$2,500,000 and involves a plot measuring 200x168, on which stand an old refinery fronting on Newtown Creek and Commercial street. Four six story fireproof warehouses will be erected, according to present plans.

**TO BUILD HARTSDALE HOME.**

Charles W. O'Neil will erect a \$15,000 home in Hartsdale, N. Y., from plans drawn by Tooker & Marsh. Contract has been awarded to the Barnett Contracting Company.

**ANOTHER NEW CENTRE.**

New York Talking Machine Company, distributor of the Victor talking machines and records, have leased two floors for ten years as their executive offices and showroom in the Philip Lewisohn Building, at 113 to 119 West Fortieth street, running through to 114 to 116 West Forty-first street, where T. G. Dangler, vice-president and managing director of the company, says the removal of the company, one of the pioneer talking machine companies, from 81 Chambers street will bring the entire trade in this immediate neighborhood. Albert B. Ashford was the broker.

**BUSINESS PROPERTY LEASES.**

M. & W. H. Lewis have leased the fourth floor, 12-14 West Twenty-second street to the Bedouin Dress Company, the fourth left at 159-61 West Twenty-fourth street to the Novelty Braud and Trimming Company, at 112-14 East Nineteenth street offices to the Imperial Ribbon Company and the Publishers Information Bureau, at 110-12 West Twenty-third street, to George W. Dreyer, who is the first meeting of the association to be held in Brooklyn. The membership in this borough has been increasing rapidly of late, and considerable interest in the association has been manifested. Contrasted. President is to be a guest and the principal speaker at the meeting which will follow the dinner. The president of the association, M. Morgenstern, Jr., will report on the work of the association during the last month.

**TAXPAYERS TO MEET.**

The West Side Taxpayers Association will meet to-morrow evening at Heimbund Hall, 267 West Thirty-fourth street.

## RESULTS AT AUCTION.

**Public Offerings Yesterday in Manhattan and Brooklyn Salesrooms.**

(AT 14 VESSEY STREET.)  
By James P. Daso.

54TH ST., 216 W., a 59x5 1/2 sth av., 4 st. 4th fl.—City Real Estate Co. att. H. L. Leake et al., due \$1,000,000, p. c. att. Herman J. Rubenstein, etc. \$1,000,000.

(AT THIS BROOKLYN REAL ESTATE EXCHANGE.)  
By W. J. McPhallamy.

ST. JOHN'S PL., 164 & 164½, to George W. Dreyer, above a mortgage of \$10,000 on each.

Louis Schles has leased for the Empire Furniture Society the building at 431 Bain Avenue to Edward Lehman & Hodges, the store in 469 Sixth avenue, northwest corner Twenty-eighth street, to Bennett Dreyer, for a term of years.

Spear & Co. have rented the store, basement and sub-basement in 451-453 Broadway, to the City of New York, to the Cigar Building, 112-13 West Thirty-second street, to M. Miller, and space for executive offices to the Automat Penny Sales Company, also space in 33 West Thirty-eighth street to Leo H. Fox.

Durkin's Company has leased for Henry Durkin's, a four story school building at 59-61 West Tenth street, on plot 50x100 for five years on a net rental, to Lehman Abel.

Barnett & Co. have leased the store at 21 East 125th street to the De Grav Manufacturing Company and the store at 120-122 West 125th street to Lee Brigham.

Dunce & Elliman have leased at 66 Delancey street to the United Cravat Stores Company the westerly store,

**SIMPLIFIED MECHANICS' LIENS.**

Manhattan

Mr. Lewis H. May Company has leased an Avenue, 42, to S. Morris, a cottage on Meridian Avenue to Mayer Stern and for William Scheer

a cottage on Wave Crest avenue to a Mrs. Deltzel.

**IRVINGTON ESTATE LEASED.**

Kenneth Ives & Co. have rented Rochdale, the residence of M. S. Beltz, at Irvington-on-Hudson, to Charles Hirschman, for the summer season. The property contains over 200 acres, including a lake, and is the largest estate in that district.

**DWELLINGS RENTED.**

Pease & Elliman have leased the four story and basement dwelling at 111 East Sixtieth street, just east of Park avenue, to George F. Neidlinger to C. Lawrence Smith.

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